

## Planning Commission

Regular Meeting of September 5, 2012

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, September 5, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** John Nichols, Chairman  
Miguel Rojas  
Carolyn Palmieri  
Nikan Khatibi  
Fred Khosrowabadi

**Staff Present:** Konrad Bolowich, Assistant City Manager  
Guillermo Arreola, Associate Planner  
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

### **PC-12-09 - Reorganization**

- a. Election of Chairman
- b. Election of Vice Chairman

The City Attorney conducted the selection of Chairman by opening nominations.

**Motion by Rojas, seconded by Palmieri to nominate John Nichols as Chairman. Nominations were closed and the motion carried; Nichols abstained.**

Chairman Nichols then conducted the selection of Vice Chairman by opening nominations. Commissioner Rojas nominated Commissioner Palmieri.

**Motion by Palmieri, seconded by Nichols to nominate Miguel Rojas as Vice Chairman. Nominations were closed and the motion carried; Rojas abstained.**

**PC-12-10 - TENTATIVE PARCEL MAP NO. 19332 - (PUBLIC HEARING – LIMITED TO 30 MINUTES)** – The applicant requests approval to consolidate 14 parcels into 4 parcels, vacate a portion of Prospect Avenue to be replaced by a new street (Molnar Way). The parcel map is associated with the approved seven-story West Hall parking structure. The project is located in a neighborhood consisting of a variety of institutional and residential uses that include a hospital, an existing multi-level parking structure, offices, and single-family and multiple-family dwellings that have developed over the years. The properties are within the LLU Medical Center main campus area.

Chairman Nichols opened the public hearing.

Conflicts of interest were noted by Chairman Nichols as his spouse was employed by LLUMC, Commissioner Khatibi as he was employed by LLUMC and Vice Chairman Rojas indicated that his spouse had recently begun employment with LLUMC.

City Attorney explained that when conflicts of interest preclude a quorum from hearing an item before the Commission, the item is automatically referred to the City Council for consideration.

Chairman Nichols invited any member of the public present and unable to attend the City Council meeting to speak.

Dru Turner, 11160 San Juan Drive, Loma Linda, spoke regarding the vacation of the public right-of-way by the closing of Prospect Avenue causing a loss of ingress/egress for neighboring residents and whose authority/approval gave LLU the ability/legal right to make the closure.

The City Attorney responded that the vacation of Prospect Avenue was by previous City Council action and was not a decision within the jurisdiction of the Planning Commission. The item before the Planning Commission this evening was the Parcel Map to formalize the lot lines.

In response to comments from Commissioners, the City Attorney clarified that issues regarding Loma Linda University Medical Center coming before the Planning Commission would still be agendaized, conflicts would be noted and action taken by the Commission would be no action with the item referred to the City Council.

Due to the lack of a quorum available to consider the Tentative Parcel Map No. 19332, the matter is forwarded to the City Council for consideration.

**PC-12-11 - TIME EXTENSION FOR TENTATIVE PARCEL MAP NO. TPM 10-205 AND CONDITIONAL USE PERMIT NO. CUP 10-203 – (PUBLIC HEARING – LIMITED TO 30 MINUTES)** – The applicant requests approval of a time extension for a tentative parcel map and conditional use permit to subdivide an existing 7.7 acre parcel into four individual lots to construct a new, single-story neighborhood business center. The proposed project includes a total of 65,475 square feet of building area divided into four subdivided lots. The commercial center will have access off Barton Road and Mountain View Avenue. On site improvements will include 304 parking spaces, and the associated landscaping and lighting facilities. The project is located at 25701 Barton Road in a Neighborhood Business (C-1) Zone.

Chairman Nichols opened the Public Hearing.

Planner Arreola presented the staff report into evidence.

In response to Chairman Nichols' invitation for comments and/or questions, Vice Chairman Rojas asked about changes to the landscape plan and site plan. Other comments from the Commissioner included the lack of pedestrian access and the size of the corner plaza in relation to the size of the center. It was also noted that the applicant had previously made modifications based on Planning Commission recommendations.

Applicant Stewart responded that there were no changes to the site plan and only a slight variation to the landscape plan.

Chairman Nichols closed the Public Hearing.

**Motion by Palmieri to approve the Time Extension for the Tentative Parcel Map No. TPM 10-205 and Conditional Use Permit No. CUP 10-203, seconded by Khatibi and carried; Rojas opposed.**

**PC-12-12 – APPROVAL OF MINUTES – May 16, 2012**

**Motion by Rojas, seconded by Nichols and unanimously carried to approve the minutes of the May 16, 2012 as presented.**

**REPORTS BY PLANNING COMMISSIONERS**

Vice Chairman Rojas asked about the walking tour proposed some time ago to help promote a more walkable oriented community. Commissioner Palmieri added a more bicycle oriented community as well.

Assistant City Manager Bolowich indicated if it was agreeable to the Commission, it could be scheduled for the October 3 meeting.

Chairman Nichols welcomed recently appointed Commissioners Nikan Khatibi and Fred Khosrowabadi.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

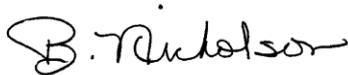
Assistant City Manager Bolowich indicated that there will be a couple more time extension requests coming before the Commission soon on projects approved approximately a year ago. Historically one year has proven to not be sufficient time for the process to take place and the project to move forward significantly enough, that future projects will as part of the conditions of approval indicate a two year entitlement period.

The City Attorney pointed out that the extension process, while discretionary, was very limited in that discretion.

In response to an inquiry from Chairman Nichols as to the status of bids for the Stewart Street Underpass, Widening and Pedestrian Bridge project, Assistant City Manager Bolowich indicated that bids were opened on September 4 and award of contract was anticipated at the September 11 City Council meeting.

The meeting adjourned at 7:33 p.m. to 6:00 p.m. on October 3, 2012 for the purposes of a walking tour.

Minutes approved at the meeting of October 3, 2012.



---

Barbara Nicholson  
Deputy City Clerk